

## LUTTERWORTH EAST SURVEY

### INFORMATION TO HELP IN COMPLETION

On 28<sup>th</sup> July 2020 Harborough District Council's planning committee voted to approve the planning application for Lutterworth East. The developers of this project are Leicestershire County Council.

Lutterworth Town Council have, for the last two years, been lobbying Harborough District Council and Leicestershire County Council for improvements to the scheme that would reduce the impact of traffic within the development itself, and would also relieve Lutterworth town centre from the continuous flow of Heavy Goods Vehicles that are passing through the town. The Town Council produced a report for the planning committee which identified serious issues with the proposal and also the process, and while this meant that the decision was only passed by one vote rather than the expected whitewash it was passed nonetheless.

During the meeting, Alberto Costa our MP spoke to the committee. He did not have a vote, and therefore just like the Town Council he could only give his views. He stated that while he was in favour of housing, there were three issues that he had serious concerns with, and he has stated those in his letter to you. He has the ability to "call in" the application, which means that it would have to be reviewed by the Secretary of State before any development took place, and the Secretary of State has the ability to change the decision.

Alberto Costa has asked five very specific questions in the survey, so it is appropriate that you are aware of the background information relating to each.

#### **1. Are you in favour of the Lutterworth East development?**

- a. The proposed development comprises 2,750 houses that will be built over the next 15 to 20 years
- b. While additional doctor's facilities were proposed within the development, this has now changed so that money will be provided for the expansion of existing facilities within Lutterworth, meaning that all residents from Lutterworth East would travel in to the town for their medical needs.
- c. There is no proposal for additional dentists.
- d. There is a proposal for two new primary schools, both within the development, although the first school will not be ready to take pupils until the 300<sup>th</sup> new house has been built.
- e. The proposal includes a "spine road" that would be routed through the middle of the development. The Local Plan requires that this spine road helps relieve Lutterworth town centre from a certain amount of traffic, however there are no proposals to actually prevent Heavy Goods Vehicles from passing through Lutterworth, and any that do use the spine road will therefore pass right through the middle of the new development. One of the new schools is proposed to be built adjacent to that spine road, as are a number of houses.
- f. The spine road will also feature a new motorway bridge over the M1, taking traffic from the new development, along the side of the Gloster Road estate, and joining the Leicester Road near Bill Crane Way. There will then be two new

major junctions, one at the spine road junction and one at the end of Bill Crane way in order to manage the traffic.

- g. The plans include a proposal to close the Gilmorton Road railway bridge to all traffic other than buses, taxis, cyclists and pedestrians. Therefore, access to and from Gilmorton will not be available for private vehicles.
- h. Using average car per household data for the East Midlands, the estimate is that the development will bring circa 4,000 additional cars to the area.
- i. Through what is known as a Section 106 agreement, the development will (amongst other things) provide funding to assist local sports clubs, will provide money for secondary education should it be needed in the future, and will invest circa £16m in the redevelopment of the Whittle Roundabout. The draft proposals convert this into a major traffic light junction, although these proposals themselves were not part of the outline planning application.
- j. The proposals also bring further warehousing to Lutterworth – not at Magna Park but located next to the A4304 just the other side of the M1 junction

**2. Do you want the Spine Road to be located immediately adjacent to the eastern part of the M1 and fully completed before significant numbers of housing are constructed?**

- a. The spine road is currently proposed to run through the middle of the new development
- b. One option for the location of the spine road, known as “Option 1”, routed the spine road alongside the M1 and away from houses and schools.
- c. Expert advice was received during the planning process from various groups, including Historic England, The Urban Design Group, The Landscape Partnership, Wood Consultants, Harborough District Council’s Contaminated Land and Air Quality Officer and Leicestershire County Council’s Planning Ecologist. All of these stated that the location of the spine road as per the proposals was a poor decision, and cumulatively stated that the best location in terms of noise reduction, air quality, preservation of local archaeology and planning best practice **was to site the spine road along the side of the motorway**. Harborough’s Contaminated Land and Air Quality Officer further stated that the only way to relieve Lutterworth’s Air Quality Management Area was to provide a by-pass and place a 7.5 tonne weight limit (other than for access) on the Leicester Road, preventing HGV through traffic from impacting Lutterworth. The location of the spine road adjacent to the M1 could effectively provide this by-pass without causing traffic issues within the new development. Further, he stated that there was a risk of a SECOND Air Quality Management Area being created within the new development if the spine road was routed through the middle of the development as proposed.
- d. Experts were also concerned about the noise levels within the new development, for both residential properties and schools. The location of the spine road next to the motorway was deemed to assist in reducing these levels.
- e. Full details of the expert opinion can be found on the HDC Planning Portal, and a summary is available in the document provided by LTC to the planning committee which will have been sent to you with this help guide.

- 3. Do you want the proposed new housing in close proximity to electricity pylons?**
  - a. There is no fixed government guidance regarding this
  - b. However, planning committee councillors and others commented on the noise coming from the overhead power lines during certain climate conditions
  
- 4. Do you want large warehousing being built on the Lutterworth East development commercial area?**
  - a. As stated above, the proposal of more warehousing exists as part of the plans, this time located on the other side of the motorway junction
  - b. This would involve two sets of traffic light junctions being added to the A4304 just the other side of the motorway roundabout
  - c. Warehouse sizes would be no more than 9,000 square metres each – slightly smaller than the new warehouse on the Lutterworth side of the M1 that has never been occupied.
  - d. HDC have clearly stated that there is no commercial justification for the warehouses, however they will fund the changes necessary to the motorway junction
  - e. Alberto Costa has stated that his view is that other commercial activities could use the land, rather than more warehouses, which would bring a greater variety of employment to the area.
  
- 5. Do you want Alberto Costa, as your MP, to call the application in to the Secretary of State for further review?**
  - a. An MP has the ability to call in an application if he deems that there are good reasons to suggest that the wrong decision has been made by the planning committee.
  - b. There is no question that this would probably be the last chance available to get a planning decision reviewed
  - c. If the number of responses to the survey is low, the view could be taken that the local population is not worried about the proposals and therefore the application should remain approved.
  - d. If the number of objections is high, and strong local support for reversing the decision is established, it is possible that changes could be made to the proposed development
  
- 6. Do you have any further comments?**
  - a. If you have further comments to make, it is always best if these are reasoned argument that have a basis in fact. Knee jerk reactions tend to get ignored and are therefore unhelpful.

Lutterworth Town Council hope that the above information has been helpful in providing you with background information to the specific questions that the survey addresses.

Thank You.